

BOARD OF ZONING APPEALS AGENDA AUGUST 3, 2016

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **August 3, 2016**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

9:00 A.M. GREGORY L. GRANAHAHAN, A 2015-LE-024 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory storage structure exceeding eight and one half feet in height and an accessory structure exceeding seven feet in height, both
S. Gilbert located in the minimum required side yard on property in the R-3 District, are in violation of
Withdrawn Zoning Ordinance provisions. Located at 4400 Elmwood Dr., Alexandria, 22310, on approx. 0.62 ac. of land zoned R-3. Lee District. Tax Map 82-1 ((4)) 36. (*Admin. moved from 2/10/16 at appl. req.*)

Public Hearings

9:00 A.M. PATRICIA F. MARTINEZ (ISHA'S DAYCARE), SP 2015-MA-062 Appl. under Sect(s). 3-303, 8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility; and
L. Arseneau to permit a reduction in minimum yard requirements based on error in building location to
Approved allow an accessory structure to remain 10.8 ft. from a side lot line, an addition and deck above to remain 16.2 ft. from a rear lot line, and a roofed deck to remain 28.8 ft. from a front lot line. Located at 3128 Patrick Henry Dr., Falls Church, 22044, on approx. 12,461 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 51-3 ((41)) 4. (*Admin. moved from 9/30/15 at staff's req. and from 12/2/15 and 2/3/16 at appl. req.*) (*Deferred from 2/24/16 at appl. req.*) (*Admin. moved from 3/30/16 and 4/27/16 at appl. req.*) (*Dec. deferred from 6/8/16.*)

9:00 A.M. GINETTE HEMLEY, SP 2016-MA-046 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to allow the construction of an addition
F.S. Dowd 7.6 ft. from a side lot line and 17.6 ft. from a front lot line. Located at 3426 Mansfield Rd.,
Denied Falls Church, 22041, on approx. 17,674 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 989.

- 9:00 A.M. RAYMOND M. AND MIA C. SAUNDERS, SP 2016-SP-048 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow the construction of an addition 17.1 ft. from a rear lot line, and a second addition (deck with lattice/trellis/plant hanger and steps) with steps 13.5 ft. from a rear lot line. Located at 6111 Union Village Dr., Clifton, 20124, on approx. 8,591 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 65-2 ((6)) 208.
F.S. Dowd Approved
- 9:00 A.M. KAREN URIBARRI-TIBABUZO / LITTLE EXPLORERS BILINGUAL DAY CARE LLC, SP 2016-BR-011 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9932 Lakepointe Ct., Burke, 22015, on approx. 1,500 sq. ft. of land zoned R-8 (Cluster). Braddock District. Tax Map 78-1 ((6)) 43. (*Admin. moved from 5/4/16 at appl. req.*)
S.E. Williams Approved
- 9:00 A.M. VIJAYA P. DODDI, SP 2016-MA-045 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to allow a dwelling to remain 18.3 ft. and stoop with stairs 12.0 ft. from a front lot line, and a deck (at grade patio) to remain 3.3 ft. from a side lot line. Located at 6426 3rd St., Alexandria, 22312, on approx. 9,900 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 72-3 ((8)) (D) 72A and 73.
S.E. Williams Approved
- 9:00 A.M. NOSHEEN IFTIKHAR / RAINBOW CHILD CARE VA LLC, SP 2016-HM-043 Appl. under Sect(s). 3-103, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 10202 Garrett St., Vienna, 22181, on approx. 21,800 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 37-2 ((9)) 17.
H. Eddy Continued to 9/21/16
- 9:00 A.M. PATRICIA L. MCINTYRE, SP 2016-SP-042 Appl. under Sect(s). 8-914 and 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (dogs), and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 0.9 ft. from a side lot line. Located at 12740 Milan Ln., Fairfax, 22033, on approx. 10,119 sq. ft. of land zoned R-3 (Cluster), WS and HC. Springfield District. Tax Map 45-4 ((3)) (33) 1.
E.M. Haley Approved
- 9:00 A.M. CARL S. EY AND JENNIFER KRALY EY, SP 2016-MA-050 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory structure to remain 11.4 ft. from a side lot line and to permit an accessory dwelling unit. Located at 4700 Brookside Dr., Alexandria, 22312, on approx. 2.08 ac. of land zoned R-1, HC. Mason District. Tax Map 72-1 ((6)) 41 and 41 V9.
E.M. Haley Approved
- 9:00 A.M. HEATH HOHENSEE, VC 2016-LE-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the construction of a residential dwelling within 200 ft. of the right-of-way of an interstate highway (I-95/495). Located at 4410 Elmwood Dr., Alexandria, 22310, on approx. 1.06 ac. of land zoned R-3. Lee District. Tax Map 82-1 ((4)) 37. (*Admin. moved from 6/15/16 at appl. req.*)
E.M. Haley Approved

9:00 A.M. PR PERFORMANCE FITNESS, LLC., A 2015-MA-008 Appl. under Sect. 18-301 of the
S.C. Williams C-3, H-C, CRD, and SC Districts without Non-Residential Use Permit approval in violation
Continued of Zoning Ordinance provisions. Located at 4208 Evergreen Ln., Unit 212, Annandale,
to 11/15/16 22003, on land zoned C-3, H-C, CRD and SC. Mason District. Tax Map 71-1 ((38)) 212.
(Admin. moved from 12/9/15 and 5/18/16 at appl. req.)

JOHN F. RIBBLE III, CHAIRMAN